

CA 20 - 123

Lucien M. Spino & Donna M. Spino
16 Red Chimney Drive, Lincoln RI 02865

Summary of Findings

The Premises

The promissory note on the subject loan was not among the documents that were presented in this examination. The Title Report on the mortgaged property shows that the borrowers are Lucien M. Spino and Donna Spino and the originating lender is Beneficial Mortgage Co. It was granted on or about October 1, 2007. The maturity date is unknown.

It could not be ascertained if this promissory note has been endorsed.

The Deed of Trust securing the note on the subject loan was not among the documents that were presented in this examination. It is assumed to have been executed on or about October 1, 2007. The parties are assumed to be Lucien M. Spino and Donna Spino, the borrowers, Beneficial Mortgage Co., the originating lender and beneficiary. The trustee is unknown.

The Title Report on the mortgaged property records no assignments.

The Title Report on the mortgaged property records a Notice of Sale on May 8, 2009 in which the plaintiff is Beneficial Mortgage Co. This document was not among the documents that were presented in this examination.

Title Report

Primary Owner: SPINO, LUCIEN M; SPINO, DONNA

Secondary Owner:

Mail Address: 16 RED CHIMNEY DR
LINCOLN RI 02865

Site Address: 16 RED CHIMNEY DR
LINCOLN RI 02865

County: PROVIDENCE

Assessor Parcel Number: LINC M:44 L:156.0 U:

Housing Tract Number:

Lot Number: 156.0

Page Grid:

Legal Description: Lot: 156.0 Abbreviated Description: LOT:156.0
CITY:LINCOLN City/Muni/Twp: LINCOLN

Property Characteristics

Bedrooms : 3	Year Built : 1987	Square Feet : 2,768 SF
Bathrooms : 3	Garage :	Lot Size : 1.18 AC
Total Rooms : 7	Fireplace : 2	Number of Units : 1
Zoning : RA40	Pool :	Use Code : Single Family Residential
No of Stories : 2+B		
Building Style : T		

Sale Information

Transfer Date : 07/23/2009	Seller : N/A
Transfer Value : N/A	Document # : BK-PG: 1598-70 Cost/Sq Feet : N/A
Title Company :	

Assessment & Tax Information

	Percent	Homeowner
Assessed Value : \$390,600	Improvement : 57.35%	Exemption :
Land Value : \$166,600	Tax Amount : \$5,513.51	Tax Rate Area :
Improvement	Tax Account ID : 19-30000-0	Tax Status :
Value : \$224,000		
Market Improvement	Market Land Value :	Market Value :
Value :		
Tax Year : 2019		

Subject Property History

SPINO, LUCIEN M; SPINO, DONNA
16 RED CHIMNEY DR, LINCOLN 02865-4610
APN: LINC M:44 L:156.0 U: PROVIDENCE COUNTY

Prior Transfer

Recording Date	07/23/2009	Document #	BK-PG: 1598 -70
Price	N/A	Document Type	N/A
First TD	N/A	Type of Sale	Per Assessor Transaction History
Mortgage Doc #		Interest Rate	
Lender Name	N/A		
Buyer Name	N/A		
Buyer Vesting	N/A		
Seller Name	N/A		

Legal Description

Lot: 156.0
City/Muni/Twp: LINCOLN

Foreclosure Record

Recording Date	04/25/2009	Document #	
Document Type			
Auction			
Location:			
Auction	05/18/2009 12:00		
Date/Time:	P.M.		
Min. Bid			
Amount			

Mortgage Record

Recording Date	10/01/2007	Document #	0 BK-PG: 1482-249
Loan Amount	\$478,988	Loan Type	
TD Due Date	10/01/2037	Type of Financing	VAR
Interest Rate			
Lender Name	BENEFICIAL MORTGAGE MA		
Lender Type	Mortgage company		
Borrowers	SPINO,LUCIEN M; SPINO,DONNA M		
Name			
Vesting			

Legal Description

City/Muni/Twp: LINCOLN

Mortgage Record

Recording Date	03/02/2003	Document #	BK-PG: 977-1
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Loan Amount \$191,000
TD Due Date
Interest Rate
Lender Name FIRST HORIZON HOME LOAN CORP
Lender Type Mortgage company
Borrowers SPINO,LUCIEN M; SPINO,DONNA M
Name
Vesting
Legal Description
City/Muni/Twp: LINCOLN

Loan Type
Type of
Financing

Mortgage Record

Recording Date 03/21/1994
Loan Amount \$104,000
TD Due Date
Interest Rate
Lender Name BANCOSTON MORTGAGE CORP
Lender Type Mortgage company
Borrowers SPINO,LUCIEN M
Name
Vesting
Legal Description
City/Muni/Twp: LINCOLN

Document # BK-PG: 407-188
Loan Type
Type of
Financing